

**Board of Directors Meeting Minutes**  
**Barrington Heights Association of Homeowners**  
**April 14, 2010**

**I. Meeting called to order: 6:50 PM**

**Present:** Board members Brad Arms, Cliff Berry, Fred Shipman and Bob Jester, Surja Tjahaja absent. Property manager, Wes Finchum, committee members; Johann Olivier and Greg Ankofski (ARC), Margaret Juarez (Newsletter), Sue Jones (Landscape Chair), homeowners; Brett Johnson, Marijean Johnson, Kate LeGualt, Suman Misva, Garry Powell, Ryan Sederstrom, Rob Sederstrom, Margaret Tolan, Gary Yarco, Chris Yarco,

**II. Minutes from the February 10, 2010 meeting approved.**

**III. Homeowner open forum:**

Discussion of the fixed basketball hoop on Manchester Ct. by homeowners. ARC to review applicable CC&R's.

Discussion of homeowner concern regarding possible health hazards of proposed solar highway. Homeowner referred to the City of West Linn website for input and updates and the neighborhood association to become involved in regular review of this project.

Discussion of homeowner request for the Board to consider entering into an IGA with ODOT to allow fire preventive mowing of land adjacent to homeowners on ridge over ODOTS land on I-205. Motion to establish an Ad Hoc committee to further look at cost, liabilities and present specific recommendation to board approved. Bob Jester to chair with Margaret Tolan and other affected homeowners.

**IV. Financial and Treasures Report:**

Financial results, status of collections of 2010 assessments, major project budgets, and tax return discussed.

**V. Presidents Report:**

Motion to add Brad Arms as third ARC committee member approved.

Purpose and mission of the board draft provided by Brad discussed. A revised version will be sent to board members for review and approval by e-mail.

Agreement to work on getting additional homeowner participation.

**VI: Property managers report:**

Discussion on proposal to resolve mowing charges issue on Barrington Drive lot.

Approval to send letter to property owner copy to be attached as record.

Salamo and phase XI street light maintenance clarified as city responsibility.

NWCM contract with BHHA signed.

ARC report items and actions discussed.

Compliance items and actions discussed.

**VII: Homeowner hearing 3480 Riverknoll Way**

ARC application from homeowner received, therefore, hearing cancelled.

**VIII: Committee reports:**

Review and discussion of landscape budget

Landscape cleanup by 7 Dees in locations specified in the report at a cost not too exceed \$1,000 discussed and approved.

Discussion and decision to postpone acceptance of bid to install irrigation at Norfolk entrance.

Maintenance committee report discussion.

Newsletter committee reports a spring issue for the month of May.

Pressure Washing Ad Hoc Committee discussion of scope of work and review of bids. HOA Maintenance Co. bid of \$\$2812 approved with a 10% cost margin.

Action on Three Rivers Land Conservancy to donate land to BHAOH located between Phase II and IV discussed. Brad to gather necessary additional information on cost and liability of such a donation as well s benefit to the association as a whole.

Motion to establish an Ad Hoc committee to develop a master plan of neighborhood common areas and monuments to include entrances and landscaping discussed and approved with Fred Shipman chair, Sue Jones, and Bob Jester members.

Motion to establish and Ad Hoc committee on Neighborhood Standards to address requirements, rules, communication and enforcement approved. Brad Arms will be the Board contact.

Motion to approve 7 Dees \$5000 for water feature removal and landscaping at Imperial Entrance approved.

**IX: Topics for future meetings:**

Association purpose statement

Rules and neighborhood standards

E-mail collection and electronic communications to members

Amendment II for other phases

Action on spending unpaid 2010 accounts to attorney

**Meeting adjourned at 10:05 PM.**

**Minutes prepared by Bob Jester, Secretary**